

Section 18. R-3.75 Three and Four-Family District Regulations

PURPOSE: The R-3.75 Three and Four-Family District is established to provide adequate space for medium density, threeplex and fourplex type of residential development, promoting a population density generally higher than duplex developments but less than the typical apartment complex development density.

USES GENERALLY: In an R-3.75 Three and Four-Family District no land shall be used and no building shall be erected for or converted to any use other than as hereinafter provided.

A. **PERMITTED USES:** The following uses shall be permitted as principal uses:

1. Triplexes
2. Fourplexes
3. Churches, convents and other places of worship.
4. Parks, playgrounds and nature preserves, publicly owned.
5. Temporary buildings when they are to be used only for construction purposes or as a field office within a subdivision only. Such temporary construction buildings shall be removed immediately upon completion or abandonment of construction and such field office shall be removed immediately upon occupancy of ninety-five (95) percent of the lots in the subdivision.

B. **ACCESSORY USES:** The following uses shall be permitted as accessory uses to dwelling units provided that none shall be a source of income to the owners or users of the dwelling. All accessory uses shall be located at least twenty (20) feet from any street right-of-way and shall not be located between the building line and the front property line.

1. Detached covered common parking, off-street parking and private garages.
2. Private swimming pools and private tennis courts no closer than seventy-five (75) feet to any adjacent residential district.
3. Laundry room for tenants' use.
4. Cabana, pavilion or roofed area.

5. Signs subject to the provisions of Section 60.
 6. Communication equipment meeting the requirements of Chapter 7, Article XII of the Grapevine Code of Ordinance.
 7. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three (3) continuous days. For the purpose of this paragraph, the month of January shall constitute the first month of the first quarter.
- C. **CONDITIONAL USES:** The following conditional uses may be permitted provided they meet the provisions of Section 48 and a Conditional Use Permit is issued.
1. Public and non-profit institutions of an educational, religious or cultural type excluding correctional institutions.
 2. Non-profit community centers and swimming pools and tennis courts.
 3. Memorial gardens and cemeteries.
 4. Any off-street parking for churches, convents and other places of worship developed on property other than the platted lot of record of the principal use, provided all or a portion of the property utilized for parking is located within 300 feet of the platted lot of record.
- D. **LIMITATION OF USES:**
1. There shall be a separate platted lot of record for each triplex and fourplex structure.
 2. In the event a triplex or fourplex structure is converted to separate ownership, the structure shall be considered a town house unit and shall be permitted provided that all requirements and regulations of the R-TH District are met and maintained.
 3. Not more than three (3) persons unrelated by blood or marriage, may occupy residences within the R-3.75 District.
 4. Storage of mechanical, maintenance or farm equipment incidental to any permitted or conditional use shall be screened in accordance with the provisions of Section 50, Alternate B or E, from any adjacent residential development or use.

5. Private or public alleys shall not be located in the 25 foot required rear yard.
 6. No Storage boxes or any other containers to be picked up or dropped off by curbside self-storage services, moving services and other similar services shall be placed within a public right-of-way. Storage containers to be picked up or dropped off by such services shall be visible from a public right-of-way or adjacent property for a period not exceeding seventy-two (72) consecutive hours, and not more than two (2) instances during any thirty (30) day period.
- E. PLAN REQUIREMENTS: No application for a building permit for the construction of a principal building shall be approved unless:
1. A Plat, meeting all requirements of the City of Grapevine, has been approved by the City Council and recorded in the official records of Tarrant County.
 2. A Site Plan, meeting the requirements of Section 47, has been approved.
 3. A Landscape Plan, meeting the requirements of Section 53 has been approved.
- F. DENSITY REQUIREMENTS: The following density requirements shall apply:
1. Maximum Density: The maximum density within the R-3.75 District shall not exceed ten (10) dwelling units per acre of gross area.
 2. Lot Size: Lots for any permitted use shall have a minimum area of eleven thousand two hundred fifty (11,250) square feet for triplexes, and a minimum of fifteen thousand (15,000) square feet for fourplexes.
 3. Minimum Open Space: Not less than ten (10) percent of the gross site area shall be devoted to open space including required yards and buffer areas. Open space shall not include areas covered by structures, parking areas, driveways and internal streets.

A portion of the minimum open space equivalent to two hundred seventy-five (275) square feet per dwelling unit shall be devoted to planned and permanent usable recreation area. The amount, type and location of usable recreation space shall be shown on the Site Plan.
 4. Maximum Building Coverage: The combined area occupied by all main and accessory building and structures shall not exceed forty (40) percent of the total lot area.

5. Maximum Impervious Area: The combined area occupied by all main and accessory buildings and structures shall not exceed sixty (60) percent of the total lot area.
6. Minimum Floor Area: Every dwelling hereafter erected, constructed, reconstructed or altered in the R-3.75 dwelling district shall have a minimum square feet of floor area, excluding common corridors, basements, open and screened porches, and garages as follows:
 - a. Efficiency and one-bedroom unit.....750
 - b. Two-bedroom unit.....900
 - c. Three-bedroom unit.....1000

G. AREA REGULATIONS: The following minimum standards shall be required:

1. Depth of front yard, feet.....30

A minimum of fifty (50) percent of the area of the lot within the required front yard setback shall be a landscaped area.

2. Depth of rear yard, feet.....25
3. Width of side yard on each side, feet.....8
4. Width of lot, feet: triplex units.....80
fourplex units.....100

Except that reverse frontage lots shall be 110 feet and 130 feet in width respectively.

5. Depth of lot, feet.....100

H. BUFFER AREA REGULATIONS:

Whenever an R-3.75 three or four family development is located adjacent to an existing multi-family district (RMF-1, RMF-2, R-TH) or a non-residential district, without any division such as a dedicated public street, park or permanent open space, all principal buildings or structures shall be set back a minimum of forty (40) feet from the adjoining property line. The setback area shall contain appropriate landscape improvements, fencing, berms or trees to adequately buffer adjoining uses.

- I. HEIGHT REGULATIONS: The following maximum height regulations shall be observed:
1. The maximum height of principal structure shall be two (2) stories not to exceed twenty-five (25) feet. Whenever a triplex or fourplex structure is erected contiguous to an existing single-family dwelling, the number of stories and height of the triplex or fourplex structure shall not exceed the number of stories and height of the contiguous single-family dwelling. In no instance shall the height of a triplex or fourplex structure exceed two (2) stories or twenty-five (25) feet.
 2. The maximum height of an accessory structure shall be one (1) story not to exceed fifteen (15) feet.
 3. The maximum height of a storage building shall be one (1) story not to exceed ten (10) feet.
- J. OFF-STREET PARKING: Provisions for the parking of automobiles shall be allowed as an accessory use to any principal permitted use provided that such shall not be located in a required front yard. Off-street parking shall be provided in accordance with the provisions of Sections 56 and 58 of this Ordinance and other applicable Ordinances of the City.

Parking of recreational vehicles, recreational trailers, motor homes, or boats (all listed hereinafter referred to as vehicles) is prohibited in the required front yard except in the following circumstances:

1. Pursuant to a permit to park said vehicle on a paved driveway in the front yard issued by the Director of Development Services (Director), or his designee, after a determination is made by the Director that it is not feasible to park said vehicle in the side or rear yard.
2. For any length of time for all or any part of three (3) consecutive days, the said vehicles may be parked in the required front yard on a paved driveway for three (3) consecutive 24-hour days, or any part of three (3) consecutive 24-hour days. For example, vehicle could be parked in front yard on Friday evening at 10:00 p.m. and all day for the next two (2) days, Saturday and Sunday, with the authorized parking time ending at 12:00 a.m. Sunday night. Parking of the vehicle in the front yard for all or any part of consecutive Friday, Saturday, and Sunday, or any other combination of three (3) consecutive days, is allowed. If the vehicle parked in front yard at any time on Monday in the example, the vehicle is

parked in violation of this ordinance.

- K. OFF-STREET LOADING: No off-street loading is required in the R-3.75 District for residential uses. Off-street loading for conditional uses may be required as determined by the Planning Commission.
- L. LANDSCAPING REQUIREMENTS: Landscaping shall be provided in accordance with Section 53 of this Ordinance.
- M. DESIGN REQUIREMENTS: The following minimum design requirements shall be provided in the R-3.75 District.
 - 1. Buildings and structures shall conform to the masonry requirements as established in Section 54 of this Ordinance.
 - 2. Individual window air conditioning units are prohibited. Central air conditioning units, heat pumps and similar mechanical equipment, when located outside, shall be landscaped and screened from view in accordance with the provisions of Section 50.
 - 3. The maximum length of any building shall not exceed two hundred (200) linear feet.
 - 4. Buildings shall be designed to prevent the appearance of straight, unbroken lines in their horizontal and vertical surface. Buildings shall have no more than sixty (60) continuous feet without a horizontal and vertical break of at least three (3) feet.
 - 5. No building shall be located closer than fifteen (15) feet to the edge of an off-street parking, vehicular use, or storage area.
 - 6. The minimum distance between any two (2) unattached buildings shall be twenty (20) feet, or the height of the building, whichever is greater. Whenever two (2) principal structures are arranged face to face or back to back, the minimum distance shall be fifty (50) feet. The point of measurement shall be the exterior walls of the buildings and does not include balconies, railings or other architectural features.
 - 7. Off-street parking areas shall not be closer than ten (10) feet to any adjacent property line. Whenever an off-street parking, vehicular use, or storage area is within sixty (60) feet of any adjacent residentially zoned district, the parking area shall be physically screened by a fence, wall or berm at least six (6) feet high.

8. Parking of recreational vehicles, trailers, motor homes, boats, towed trailers and similar vehicular equipment are permitted provided they are located in a designated vehicular use area which is screened from adjacent residential districts by a fence or wall at least eight (8) feet in height. No vehicular use or storage area shall be located in a required front yard or adjacent to a public right-of-way. Such areas shall also be located at least ten (10) feet from any adjacent property line.